004.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,038,800 /	1,038,800
USE VALUE:	1,038,800 /	1,038,800
ASSESSED:	1,038,800 /	1,038,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BREIDING DAVID E
Owner 2:	BREIDING SYLVIA M
Owner 3:	
Street 1:	98 VARNUM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTA DANIEL/ETAL -
Owner 2:	TOBIN KELLY A -
Street 1:	96 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5203.000	577,900		460,900	1,038,800
Total Card	0.119	577,900		460,900	1,038,800
Total Parcel	0.119	577,900		460,900	1,038,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.49 | /Parcel: 396.49

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
4328			12/09/16

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0010.0

!461!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	577,900	0	5,203.	460,900	1,038,800		Year end	12/23/2021
2021	104	FV	551,400	0	5,203.	460,900	1,012,300		Year End Roll	12/10/2020
2020	104	FV	551,500	0	5,203.	460,900	1,012,400	1,012,400	Year End Roll	12/18/2019
2019	104	FV	409,300	0	5,203.	489,700	899,000	899,000	Year End Roll	1/3/2019
2018	104	FV	409,300	0	5,203.	357,200	766,500	766,500	Year End Roll	12/20/2017
2017	104	FV	383,600	0	5,203.	311,100	694,700	694,700	Year End Roll	1/3/2017
2016	104	FV	383,600	0	5,203.	265,000	648,600	648,600	Year End	1/4/2016
2015	104	FV	341,400	0	5,203.	259,200	600,600	600,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:33:19

LAST REV

Date	Time
11/17/21	09:35:32
jorourke	

USER DEFINED

Prior Id # 1:	4328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA DANIEL/ET	36035-314		8/1/2002		540,000	No	No		
PAOLILLO LEONAR	24777-289		8/12/1994		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2006	311	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2016	Measured	DGM	D Mann
2/10/2009	Meas/Inspect	189	PATRIOT
11/6/2002	MLS	HC	Helen Chinal
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5203		Sq. Ft.	Site		0	80.	1.11	1									460,873						460,900	

Total AC/HA:	0.11944	Total SF/SM:	5203	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,873	Spl Credit		Total:	460,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05076337
Const Adj.:	0.98990101
Adj $ / SQ:	187.227
Other Features:	115900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709974
Depreciation:	132055
Depreciated Total:	577919

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	13	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

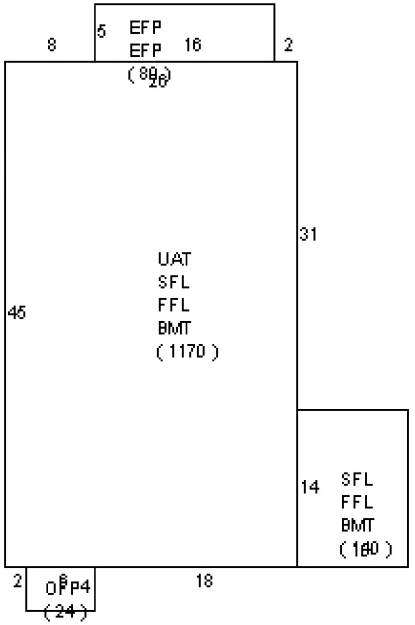
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.23
Special Features:	0	Val/Su Net:	131.13
Final Total:	577900	Val/Su SzAd	220.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	56.170	73,580
FFL	First Floor	1,310	187.230	245,268
SFL	Second Floor	1,310	187.230	245,268
UAT	Upper Attic	293	74.890	21,906
EFP	Enclos Porch	160	43.790	7,007
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	4,407			Total:	594,074
Size Ad	2620	Gross Area	5284	FinArea	2620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

004.0-0005-0010.0